

IN RE: PETITION FOR VARIANCE
SE/Corner East Joppa Road and
Danway Road
(1501 East Joppa Road)
9th Election District
4th Councilmanic District

Timothy M. Hollensshade, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-432-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Timothy M. Hollensshade and Thomas L. Hollensshade. The Petitioners seek relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front property line setback of 10 feet in lieu of the required 25 feet, and a street centerline setback of 45 feet in lieu of the required 50 feet, and, from Section 238.2 of the B.C.Z.R. to permit a side property line setback of 0 feet in lieu of the required 30 feet for a proposed expansion. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners were Timothy Hollensshade, co-owner of the property, and Thomas A. Church, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 29,827 sq.ft., zoned B.R., and is improved with a service garage known as Hollensshade's Automotive Service Center. Currently, the service garage contains four (4) service bays, office space, parts and accessories storage area, and related parking area. The Peti-

ORDER RECEIVED FOR FILING

Date 7/27/98

By [Signature]

tioners are desirous of constructing a 25' x 32' one-story brick and block building in the northeast corner of the site to provide two additional service bays. Testimony indicated that Hollensshade's has operated their service garage at this location for many years and apparently, when the existing service bays were in use, the mechanics have used that area of the property, which is not under cover, to work on vehicles. The proposed building will provide the additional space needed to accommodate its customer base and allow their mechanics to service vehicles indoors.

Further testimony revealed that the Petitioners' proposal has been reviewed and approved by the Office of Planning, subject to certain terms and conditions, as set forth in their comment dated June 25, 1998. In addition, the Petitioners have submitted a landscape plan which has been reviewed and approved by the Office of Planning. Therefore, as a condition of the relief granted, I shall incorporate Planning's comment as a restriction attached hereto. In addition, a fourth restriction will be added to address another concern raised by the Office of Planning.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

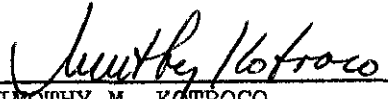
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County dated this 27th day of July, 1998 that the Petition for Variance seeking relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front property line setback of 10 feet in lieu of the required 25 feet, and a street centerline setback of 45 feet in lieu of the required 50 feet, and, from Section 238.2 of the B.C.Z.R. to permit a side property line setback of 0 feet in lieu of the required 30 feet for a proposed expansion, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 7/27/98
By [Signature]

2) Compliance with the Zoning Plans Advisory Committee comment submitted by the Office of Planning dated June 25, 1998, a copy of which is attached hereto and made a part hereof. In addition, the Petitioners shall demonstrate caution when test-driving vehicles for performance checks.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/27/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 27, 1998

Messrs. Timothy M. and Thomas L. Hollensshade
1501 East Joppa Road
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner East Joppa Road and Danway Road
(1501 East Joppa Road)
9th Election District - 4th Councilmanic District
Timothy M. Hollensshade, et al _ Petitioners
Case No. 98-432-A

Dear Messrs. Hollensshade:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas A. Church, Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1501 EAST JOPPA ROAD

which is presently zoned

BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

238.1 - TO ALLOW A 10 FT. SETBACK FROM FRONT PROPERTY LINE, IN LIEU OF THE REQUIRED 25 FT., AND 45± FT. FROM ROAD CENTERLINE IN LIEU OF THE REQUIRED 50 FT.

238.2 - TO ALLOW A 0 FT. SETBACK FROM SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 30 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

BUSINESS HAS INCREASED SUCH THAT THE NUMBER OF EXISTING SERVICE BAYS IS INADEQUATE. THE PROPOSED EXPANSION WILL PROVIDE THE NECESSARY SPACE UNDER COVER.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

N/A

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

N/A

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s).

TIMOTHY M. HOLLENSHADE

(Type or Print Name)

Timothy M Hollenshade

Signature

THOMAS L. HOLLENSHADE

(Type or Print Name)

Thomas L Hollenshade

Signature

1501 EAST JOPPA ROAD

Address

410/828-5750

Phone No

wk.

TOWSON

City

MD

State

21204

Zipcode

Name, Address and phone number of legal owner(s) to be contacted.

THOMAS A. CHURCH, P.E.

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Name

6603 YORK RD., BALTO., MD

Address

21212 410/377-2600

Phone No.

wk.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: BR

DATE 5/12/98

98-432-A

#432

ORDER RECEIVED FOR FILING

Date

By

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

1501 EAST JOPPA ROAD

Beginning at a point on the south right-of-way of Joppa Road, being 70.00 feet wide, and the east right-of-way of Dan Way, being 60.00 feet wide, as shown on the Baltimore County, Bureau of Land Acquisition Drawing No. H.R.W. 61-061-24, thence running with and binding on said south right-of-way of Joppa Road, North 81 degrees 12 minutes 25 seconds East 135.00 feet; thence South 08 degrees 47 minutes 35 seconds East 147.74 feet to the north side of a 16.00 foot wide alley; thence running with and binding on said alley, with a curve to the left, having a radius of 1,039.69 feet, an arc of 151.09 feet, and being subtended by a chord bearing and distance of South 87 degrees 38 minutes 15 seconds West 150.96 feet to the said east right-of-way of Dan Way; thence running with and binding on said right-of-way, North 08 degrees 47 minutes 35 seconds West 115.83 feet; thence North 36 degrees 12 minutes 25 seconds East 21.21 feet to the point of beginning as recorded in Deed Liber 12134, Folio 553.

Containing 20,504 square feet or 0.471 acres of land, more or less. Also known as 1501 East Joppa Road.

98-115

05/17/98



98-432-A

432

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 153734

DATE 5/12/98 ACCOUNT RC001-6150

AMOUNT \$ 250.00

RECEIVED FROM: Thomas Chark

FOR: Cole 000 Variance

98-432-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 433

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME
5/13/1998 5/12/1998 15:57:41
5 MISCELLANEOUS CASH RECEIPT
CASHIER LAM LAG TRAMER
Receipt # 053734
CR NO. 053734
250.00 CASH
Baltimore County, Maryland
JLN

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-432-A

1501 East Joppa Road
S. of Joppa Road, E. of Danway Road

9th Election District
14th Councilmanic District

Legal Owner(s):

Timothy M. Hollenstade & Thomas L. Hollenstade

Variance: to allow a 10-foot setback from front property line in lieu of the required 25 feet and 45 +/- feet from road centerline in lieu of the required 50 feet; and to allow a zero foot setback from side property line in lieu of the required 30 feet.

Hearing: Monday, June 29, 1998 at 10:30 a.m., in Room 407, County Courts Bldg., 401 Bassey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the file and/or Hearing, Please Call (410) 887-3391.

6/15/98 June 11, 2025

TOWSON, MD., 6/11/1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11/1998

THE JEFFERSONIAN,

A. H. Henrichs

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE: Case # 98-432-A
Petitioner/Developer:
(Timothy M. Hollenshade)
Date of Hearing/Closing:
(June 29, 1998)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
1501 East Joppa Road Baltimore, Maryland 21286 _____**

**The sign(s) were posted on _____ June 12, 1998 _____
(Month, Day, Year)**

Sincerely,

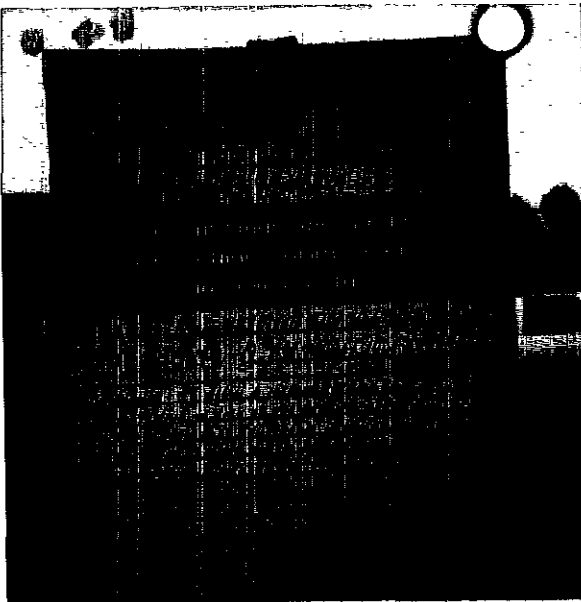

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 26, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-432-A
1501 East Joppa Road
S of Joppa Road, E of Danway Road
9th Election District - 14th Councilmanic District
Legal Owner: Timothy M. Hollensshade & Thomas L. Hollensshade

Variance to allow a 10-foot setback from front property line in lieu of the required 25 feet and 45 +/- feet from road centerline in lieu of the required 50 feet; and to allow a zero foot setback from side property line in lieu of the required 30 feet.

HEARING: Monday, June 29, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "DJ" written below it.

Arnold Jablon
Director

c: Timothy & Thomas Hollensshade
Development Engineering Consultants, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 14, 1998.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
June 11, 1998 Issue - Jeffersonian

Please forward billing to:
Thomas Church 410-377-2600
6603 York Road
Baltimore, MD 21212

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-432-A
1501 East Joppa Road
S of Joppa Road, E of Danway Road
9th Election District - 14th Councilmanic District
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HEARING: Monday, June 29, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 432

Petitioner: Timothy Hollenshade

Location: 1501 East Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Thomas Church

ADDRESS: 6603 York Rd.

Baltimore, MD 21212

PHONE NUMBER: (410) 377-2600

AJ:ggs

98-432-A
(Revised 09/24/96)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-432-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____
Variance

REQUEST: To allow a 10 ft. setback from the front property line
in lieu of the required 25 ft. and a 45 ft. setback from the
road centerline in lieu of the required 50 ft., and to allow
a 0 ft. setback from the side property line in lieu of
the required 30 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

RE: PETITION FOR VARIANCE
1501 E. Joppa Road, S of Joppa Road, E of Danway
Road, 9th Election District, 4th Councilmanic

Legal Owners: Timothy M. Hollenshade &
Thomas L. Hollenshade

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-432-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Thomas A. Church, P.E., Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 25, 1998

Thomas A. Church, P.E.
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, MD 21212

RE: Item No.: 432
Case No.: 98-432-A
Petitioner: Timothy and
Thomas Hollenshade
Location: 1501 East Joppa
Road

Dear Mr. Church:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 12, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light-colored background.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 27, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Timothy M. and Thomas L. Hollenshade

Location: DISTRIBUTION MEETING OF May 26, 1998

Item No.: 432 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley. *RBS/92*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *5/26/98*

DATE: *5/27/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

<i>428</i>	<i>433</i>
<i>430</i>	<i>437</i>
<i>431</i>	<i>438</i>
<i>(432)</i>	<i>440</i>

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-22-94
Item No. 432 BR

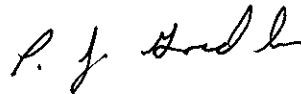
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

*Jim
W*

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 25, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 1501 E. Joppa Road

INFORMATION:

Item Number: 432
Petitioner: Hollensshade Property
Property Size: 20,504 square feet or 0.471± acres
Zoning: BR
Requested Action: Variance
Hearing Date: Monday, June 29, 1998

SUMMARY OF RECOMMENDATIONS:

The property in question, 1501 E. Joppa Road, is zoned BR, Business Roadside and is improved with an existing 1 story - 4 bay service garage and office. The petitioner proposes to construct a freestanding, 25 ft x 32 ft, 1 story brick and block garage, adding 2 service bays to accommodate an increase in business. The requested Variances are for front and side yard setbacks.

The property is within the Loch Raven Village Community Conservation plan area. Commercial revitalization is encouraged provided the following conditions are met. If granted this office recommends that they should be incorporated as conditions within the Zoning Commissioner's order.

1. The Danway Road entrance should not be blocked to allow for vehicular access to the site.
2. Landscaping to be provided in front of the proposed building and at the corner of Joppa and Danway Roads as per the landscape plan dated May 7, 1998.
3. Architectural drawings should be reviewed by the Office of Planning prior to issuance of building permits.

when test driving vehicles - drive slowly

Division Chief: 

AFK:JL:

BY: \ACOMPLAN\DIANA\ITEM432.DOC

ORDER RECEIVED FOR FILING

Date

BY

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 8, 1998

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

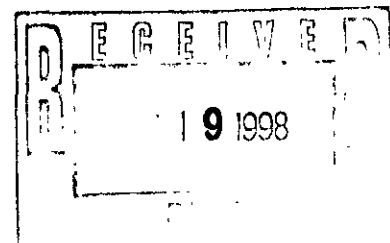
SUBJECT: Zoning Advisory Committee Meeting
for June 1, 1998
Item Nos. 427, 429, 430, (432), 433,
437, and 440

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0601.NOC



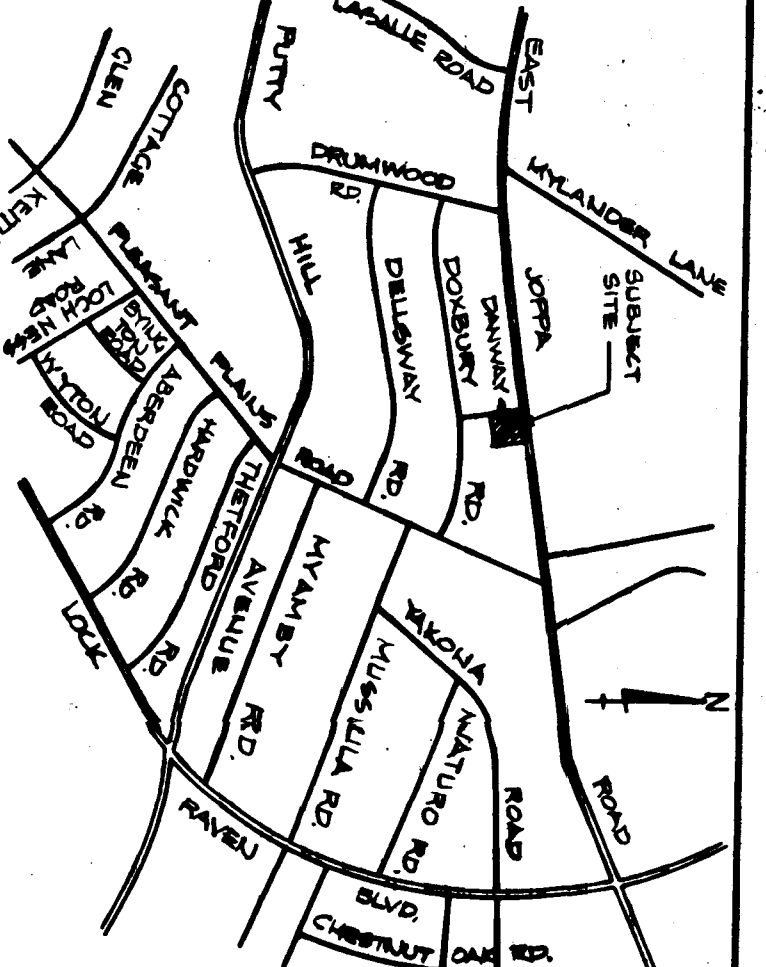
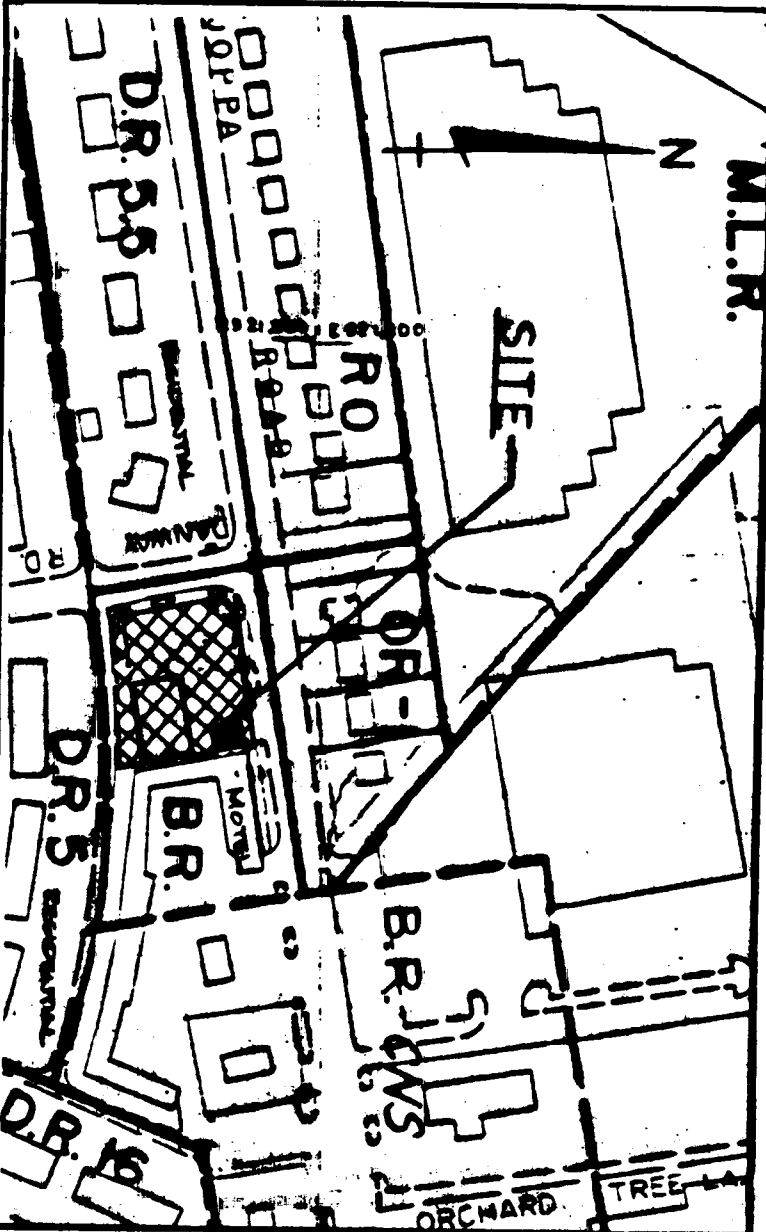
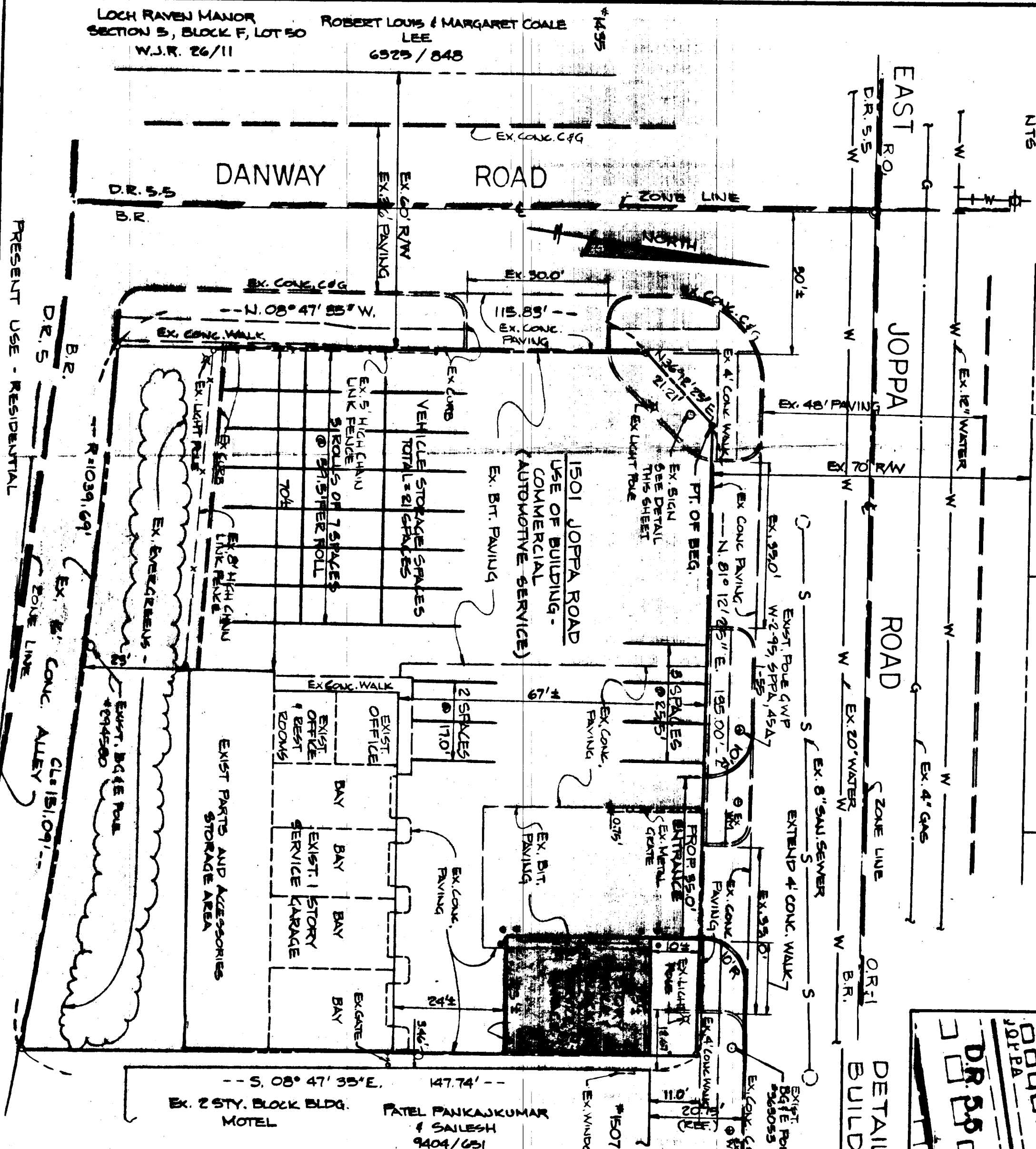
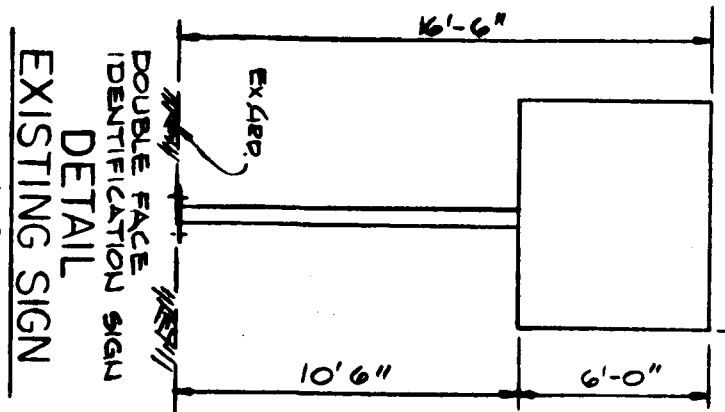
*See
6/8/98*



9 & 10 C

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL EXCEPTION

GENERAL NOTES:
1. LIGHTING - FLORESCENT AREA LIGHTS 16'0" ABOVE LOT
2. EXISTING ZONING BR MAP NUMBER NE 9,10 C
FLOOR AREA RATIO (F.A.R.)
1501 EAST JOPPA ROAD
FAR 4519 SF
24827 SF * 0.15 (20 ALLOWED)
BALTIMORE COUNTY RECORDS INDICATE THAT THE PRINCIPAL STRUCTURE ON THE LOT IN QUESTION HAS BEEN IN EXISTENCE SINCE 1951.



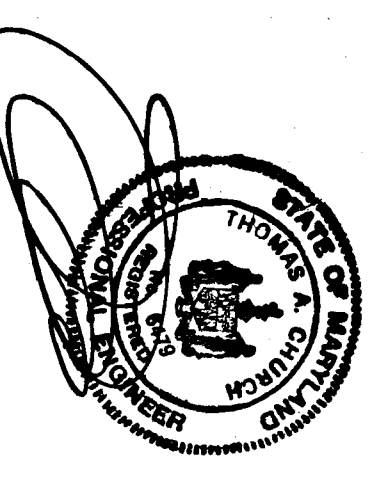
SCALE: 1" = 200'

BUILDING AREA TABULATION	
EXISTING:	
OFFICES & EAST ROOMS	15'x27' = 405 SF
STORAGE AREA	27'x62' = 1674 SF
STORAGE AREA	20'x82' = 1640 SF
SUBTOTAL	3719 SF
PROPOSED:	
SERVICE BAYS (2)	25'x32' = 800 SF
TOTAL	4519 SF

PARKING TABULATION
EXISTING: REQUIRED PARKING 5 SPACES PER SERVICE BAY - 4 BAYS = 12 SPACES
PARKING SPACES PROVIDED = 22 SPACES
AS PER APPROVED SITE PLAN DATED: 10/29/81
PROPOSED: REQUIRED PARKING 3 SPACES PER SERVICE BAY - 6 BAYS = 18 SPACES
PARKING SPACES PROVIDED = 26 SPACES
100 YEAR FLOOD RAIN DOES NOT EXIST ON THIS SITE.
(F.I.R.M. # 240010 0265 B)

PREVIOUS COMMERCIAL PERMITS
(LISTED BY PERMIT AND CONTROL NUMBERS)
ADDRESS PERMIT CONTROL NUMBER DATE
1501 JOPPA RD. B13254 FD-91 1981
B13256 C-2207-91 1981

THE ABOVE PERMITS WERE LISTED IN THE BALTIMORE COUNTY PERMIT DEPT. ARCHIVES.



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION
ELECTION DISTRICT: 9TH
COUNCILMANIC DISTRICT: 4TH
1" = 200' SCALE MAP #: NE 9,10 C
ZONING: BR
LOT SIZE: NET AREA GRASS AREA
1501 EAST JOPPA RD., 20504 SF = 0.4714 AC, 29,127 SF = 0.66 AC

PETITIONERS:
EXHIBIT WATER:
CHESAPEAKE BAY CRITICAL AREA: YES NO
PRIOR ZONING HEARINGS: YES NO
CASE NO. 76-110-A, ITEM NO. 65 DATED NOV, 1977

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #
BR 432 98-432-A

PROPERTY INFORMATION
CLARENCE LEE HOLLENSHADES III &
ANN JEANNETTE HOLLENSHADES AND
1501 EAST JOPPA ASSOCIATES LLC
09 03 330421

Check	DATE	REVISIONS
Design		
Check		

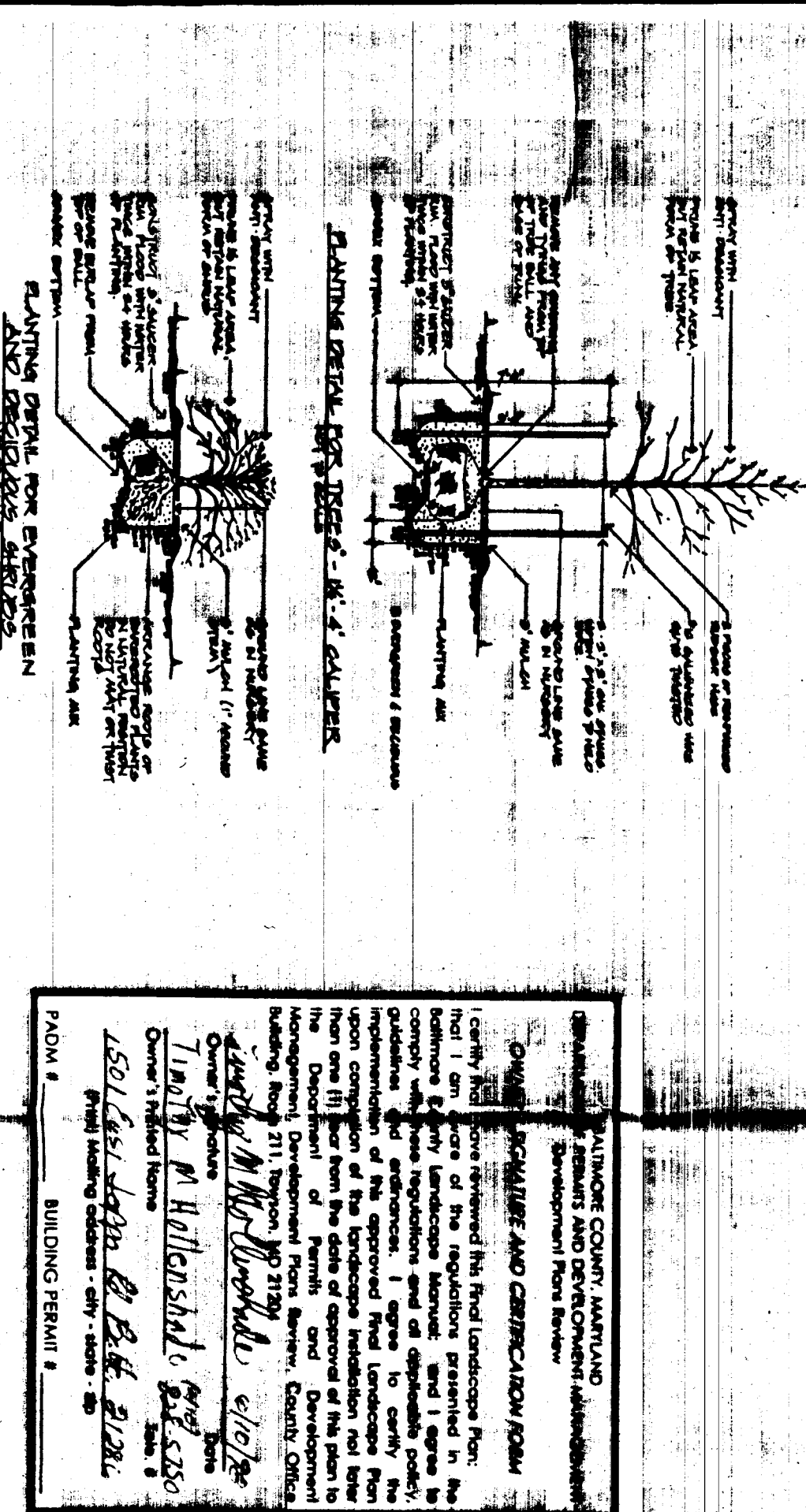
6603 YORK ROAD 410-577-2600 BALTIMORE, MARYLAND 21212

PLAT TO ACCOMPANY PETITION FOR VARIANCE
1501 EAST JOPPA ROAD
9TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

SHEET	DATE	CONTRACT
1	MAY 7, 1998	NUMBER
OF	SCALE	
1	1" = 20'	98-115

1. THE SAME MAINTAINED ROOF DETAIL ON THE EUP ELEVATION (WEST SIDE) ② OF THE EXISTING BUILDING IS TO BE USED ON THE UPPER ROOF ELEVATION OF THE PROPOSED BUILDING ②.

2. THE SAME MAINTAINED ROOF DETAIL ON THE FRONT OF WEST ELEVATION ① OF THE EXISTING BUILDING IS TO BE USED ON THE SIDE OR WEST ELEVATION OF THE PROPOSED BUILDING ①.



KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
⊕	1	ZELKONA SEEDLING 'GREEN VASE' GREEN VASE ZELKOVA	2-3 1/2" tall	B & B	
⊖	1	1 Lx. SPADA AMERICAN HOLLY	6-7" HT	B & B	
⊗	10	ABELIA X GRANDIFLORA ALMOST ABELEA	24-30" HT	B & B	
⊙	14	LIPIPERIA ZULEIKSIS 'SAFARIKITI' SAFARIKITIS LIPIPERE	15-18" HT	CALL	

1. Contractor is to notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-257-7777
 2. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plant material is to be approved in the field by the Landscape Architect.
 3. This plan is to be used for planting only.
 4. No tree or shrub planting pits are to be left open or unattended.
 5. Shrubs are to be ground into mulched areas. Stems are to be added and the grass is to be killed or removed prior to mulching.
- PREPARED BY:
HUMAN & MONDE, INC.
Landscape Architects
172 Virginia Avenue
Tulsa, Oklahoma 74102
4150 25th Avenue
6410 25th Avenue

PREPARED BY:
HUMAN & ROHDE, INC.

**Towson, Maryland 21286
(410) 825-3885**

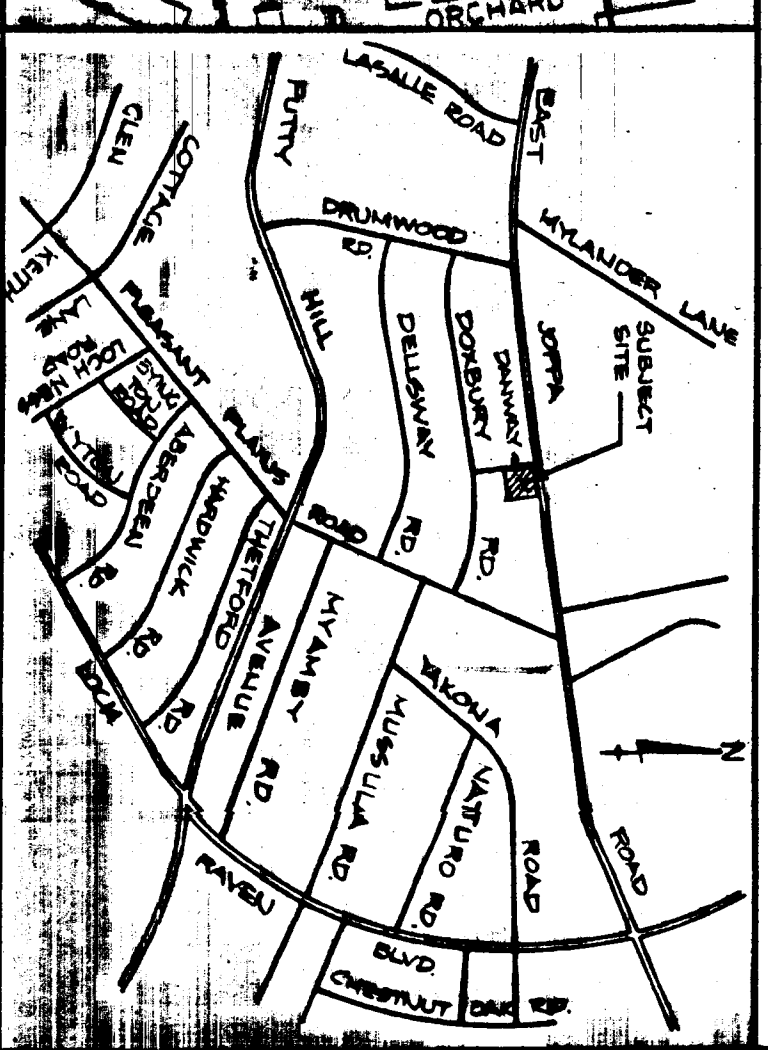
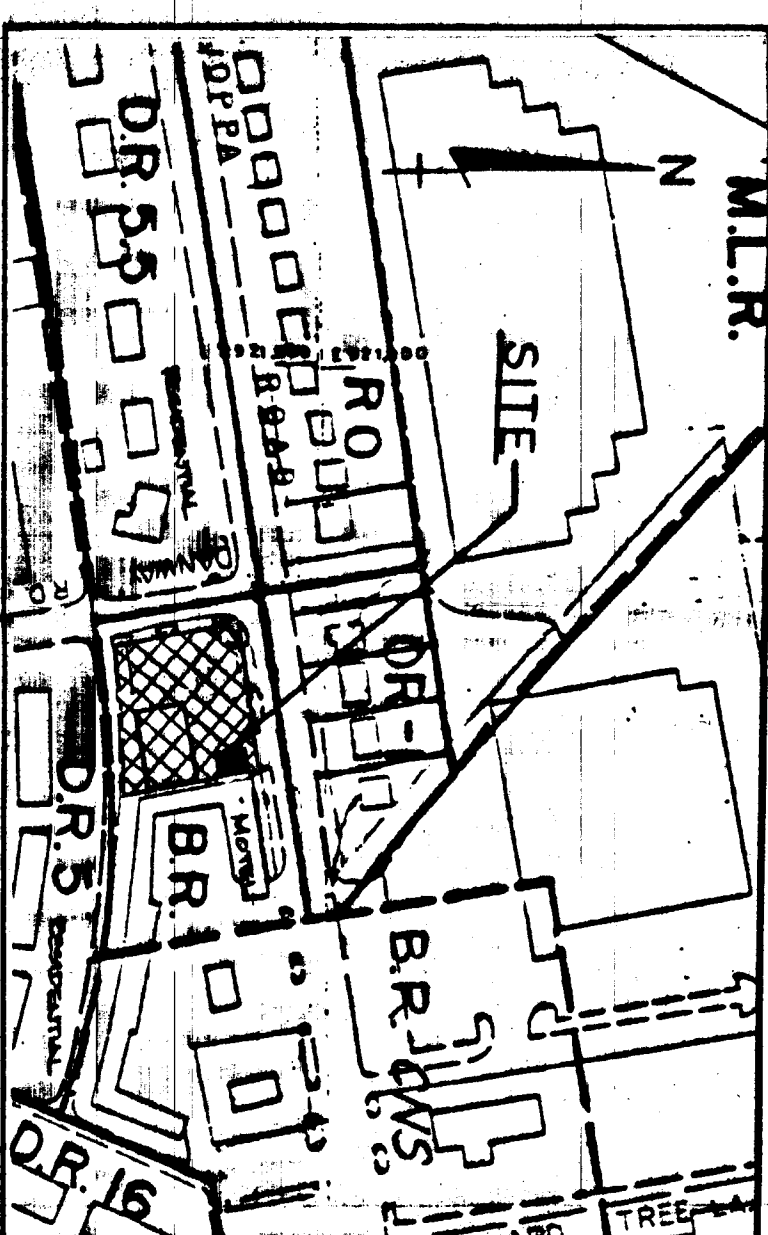
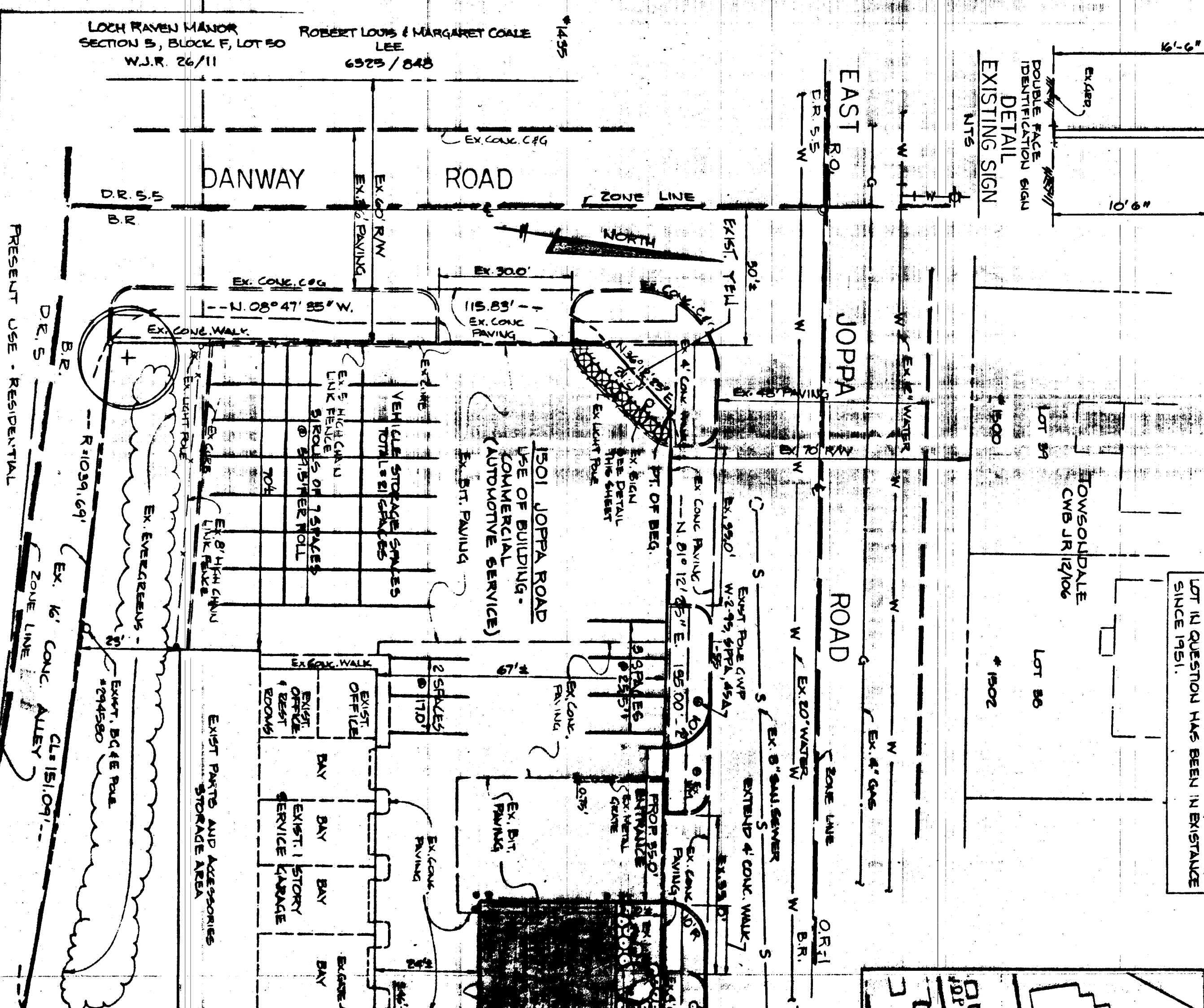
GENERAL NOTES:

1. LIGHTING - FLORESCENT AREA
LIGHTS 16'0" ABOVE LFT.
2. EXISTING ZONING: BR
MAP NUMBER: ME 9, 10 C

1501
6551 JOPPA RD.
4519 SE
FAR $\frac{29827}{51} = 0.15$ (20 ALLOWED)
29827 SF

BALTIMORE COUNTY RECORDS INDICATE

BALTIMORE COUNTY RECORDS INDICATE THAT THE PRINCIPAL STRUCTURE ON THE LOT IN QUESTION HAS BEEN IN EXISTENCE SINCE 1951.



DETAIL SHOWING ZONING AND BUILDINGS ON ADJACENT SITES

SCALE 1/4" = 200'

LOCATION INFORMATION

ELECTION DISTRICT : 9TH

COUNCILMANIC DISTRICT: 4TH

1

01 EAST JOFFA RD., 29504 S.F. - C.47142, 29,027 S.F. - 0.668 AC

SEWER: ☒ ☐

1. ☒ 2. ☐ 3. ☐ 4. ☐ 5. ☐ 6. ☐ 7. ☐ 8. ☐ 9. ☐ 10. ☐ 11. ☐ 12. ☐ 13. ☐ 14. ☐ 15. ☐ 16. ☐ 17. ☐ 18. ☐ 19. ☐ 20. ☐ 21. ☐ 22. ☐ 23. ☐ 24. ☐ 25. ☐ 26. ☐ 27. ☐ 28. ☐ 29. ☐ 30. ☐ 31. ☐ 32. ☐ 33. ☐ 34. ☐ 35. ☐ 36. ☐ 37. ☐ 38. ☐ 39. ☐ 40. ☐ 41. ☐ 42. ☐ 43. ☐ 44. ☐ 45. ☐ 46. ☐ 47. ☐ 48. ☐ 49. ☐ 50. ☐ 51. ☐ 52. ☐ 53. ☐ 54. ☐ 55. ☐ 56. ☐ 57. ☐ 58. ☐ 59. ☐ 60. ☐ 61. ☐ 62. ☐ 63. ☐ 64. ☐ 65. ☐ 66. ☐ 67. ☐ 68. ☐ 69. ☐ 70. ☐ 71. ☐ 72. ☐ 73. ☐ 74. ☐ 75. ☐ 76. ☐ 77. ☐ 78. ☐ 79. ☐ 80. ☐ 81. ☐ 82. ☐ 83. ☐ 84. ☐ 85. ☐ 86. ☐ 87. ☐ 88. ☐ 89. ☐ 90. ☐ 91. ☐ 92. ☐ 93. ☐ 94. ☐ 95. ☐ 96. ☐ 97. ☐ 98. ☐ 99. ☐ 100. ☐

CHESAPEAKE BAY CRITICAL AREA: ☐ ☒

CASE 110-78-110-A MEM 110-78 DATE 110X 1977

WASH DC AFE FLAN 01-0-00

—ONING OFFICE USE ONLY

...

2

CHARBONNEUR HONORABLES !!!

1501 EAST JOPPA ASSOCIATES LLC

01002041

1-1710
SCALE
OF

FOR THE FUTURE

CASE NO. 98-432-A